

BOARD OF APPEAL REFERRALS

June 9, 1983

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MEMORANDUM

June 9, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/21/83

Z-6211
 Atlantic Richfield Co.
 761 Adams Street, Dorchester
 near Minot Street

Gas service station

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business <u>L-1</u>	waterfront _____
	single family _____		manufacturing _____

Purpose: install three 12,000-gallon gasoline storage tanks underground,
 replacing three existing tanks

Violation(s):
Section

Increase in conditional use.

New fiberglass tanks will increase existing 18,000-gallon storage capacity to 36,000 gallons and reduce deliveries. No community response. Recommend approval with proviso.

VOTED: In reference to petition Z-6211, Atlantic Richfield Co., 761 Adams Street, Dorchester, for a conditional use to install three 12,000-gallon gasoline storage tanks underground in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-62H
761 ADAMS ST
(DOOR.)

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6212
Atlantic Richfield Co.
969 William T. Morrissey Boulevard,
Dorchester
at McKone Street

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: install three gasoline storage tanks underground and new pump island, replacing four existing tanks.

Violation(s):

Increase in conditional use.

Capacity of existing underground storage is 15,000 gallons. Three new fiberglass tanks will provide 36,000 gallons capacity and reduce deliveries. No community response. Recommend approval with proviso.

VOTED: In reference to petition Z-6212, Atlantic Richfield Co., 969 William T. Morrissey Boulevard, Dorchester, for a conditional use to install three gasoline storage tanks underground and new pump island in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.

Z-6212

969 Wm T MORRISSEY BLVD
(DOR.)



Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6214
Cora Lee Davis
12 Hewins Street, Dorchester
near Columbia Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Condition was existing at time of purchase 1½ years ago. No response from
community. Recommend approval.

VOTED: In reference to petition Z-6214, Cora Lee Davis,
12 Hewins Street, Dorchester, for a forbidden use
and a variance for change of occupancy from two-
to three-family dwelling in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. Condition, existing at time
of purchase, is compatible with residential nature
of neighborhood.



Z-6214

12 HEWINS ST.

(DOR.)

Board of Appeal Referrals 6/9/83

Hearing: 6/28/83

Z-6219
Mercella Lewis
99 Devon Street, Dorchester
near Loreda Street

2½-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Three-family dwelling, existing condition at time of purchase in 1978, is compatible with residential area. No response from community. Recommend approval.

VOTED: In reference to petition Z-6219, Mercella Lewis, 99 Devon Street, Dorchester, for a forbidden use and a variance to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Three-family dwelling, existing condition at time of purchase five years ago, is compatible with residential area.



Z-6219
99 DEVON ST
(DOR.)

Board of Appeal Referrals 6/9/83

Hearing: 6/28/83

Z-6221
Michael Moloney
1 Hilary Street, Charlestown
near Cross Street

Two-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Rooftop addition would compromise the architectural integrity of structure. Abutting building is similar in height. Neighbor and abutter have expressed strong opposition. Recommend denial.

VOTED: In reference to petition Z-6221, Michael Moloney, 1 Hilary Street, Charlestown, for two variances to erect a one-story addition to a one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Rooftop addition would compromise the architectural integrity of structure. Abutting building is similar in height. Neighbor and abutter have expressed strong opposition.



Board of Appeal Referrals 6/9/83

Hearing: 6/28/83

Z-6227

Michael Hynds

3 Gordon Street, Brighton

at North Beacon Street

5,473 square feet of vacant land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect three-family dwelling.

Violation(s):

Three-family dwelling is forbidden use.

Lot area, front yard, rear yard, and off-street parking are insufficient.

Floor area ratio and number of stories are excessive.

Previous residential structure on this lot was fire-damaged and subsequently demolished. No record of its legal occupancy exists. Proposed three-family dwelling is inappropriate. Neighbors are amenable to a two-family dwelling compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6227, Michael Hynds, 3 Gordon Street, Brighton, for a forbidden use and seven variances to erect a three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that occupancy be limited to two families. Proposed three-family dwelling is inappropriate. Neighbors are amenable to two-family dwelling compatible with residential neighborhood.



Z-6227

3 GORDON ST.
(BRI.)

HARVEY STEEL

STREET

PARKING

PARKING

STREET

STREET

NORTH BEACON

MC BRICK

ARTHUR

WALL

WALL

PARKING

HARVESTER STREET

CLEVEFONT AVENUE

STREET

POMEROY

STREET

BARSTOW STREET

GUILFORD

SAUNDERS

WOODS

STREET

STREET

M. B. T. A.

BARROWS

STREET

ARMINGTON

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL

CAMBRIDGE

ELEANOR ST.

STREET

HIGH ROCK

WALL

WALL

Board of Appeal Referrals 6/9/83

Hearing: 6/14/83

Z-6229

Thomas F. and Mary K. Connell
57 Laurie Avenue, West Roxbury
at Billings Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

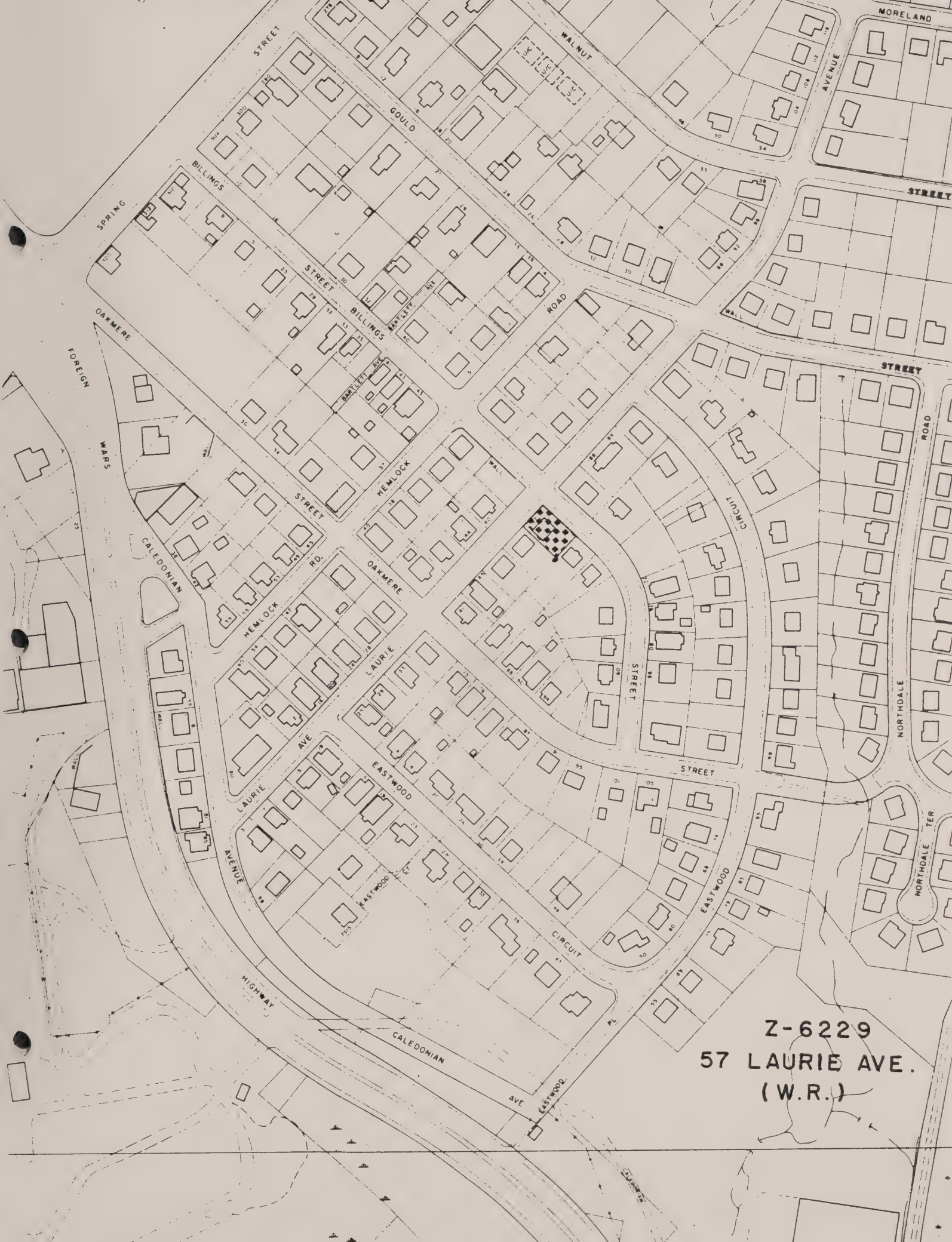
Purpose: erect two-story addition to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Addition will provide first-floor dining room and second-floor bedroom.
Violations are existing. Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6229, Thomas F. and Mary K. Connell, 57 Laurie Avenue, West Roxbury, for two variances to erect a two-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations are existing. Abutters support proposal for additional living space.



Z-6229
57 LAURIE AVE.
(W.R.)

8

Board of Appeal Referrals 6/9/83

Hearing: 6/28/83

Z-6238

David L. Ramsay V.F.W. Post #8772
52-54 Woodrow Avenue, Dorchester
at Ballou Avenue

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to private club.

Violation(s):

Private club is conditional use.

Off-street parking is insufficient.

Facility is existing. No community response. Recommend approval with proviso.

VOTED: In reference to petition Z-6238, David L. Ramsay V.F.W. Post #8772, 52-54 Woodrow Avenue, Dorchester, for a conditional use and a variance for change of occupancy from three-family dwelling to private club in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided facility, which is existing, acquires or leases land to provide required off-street parking.

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
BOSTON 867 1

AMES STREET
DEVELOPMENT
BOSTON
HOUSING
AUTHORITY
BOSTON
867 2



Z-6238

52 WOODROW AVE
(DOR.)

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6252
Port Development Co., Inc.
197 Porter Street, East Boston
at Cottage Street

52,305 square feet of vacant land

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: combine lots; erect 19-story hotel.

Violation(s):

Hotel is conditional use.

Lot area, setback of parapet, off-street parking, and front, side and rear yards are insufficient.

Floor area ratio is excessive.

Hotel will contain 430 rooms, parking for 186 cars, retail stores, restaurant, meeting rooms, and exercise center. Neighborhood reaction mixed. Recommend approval with proviso.

VOTED: In reference to petition Z-6252, Port Development Co., Inc., 197 Porter Street, East Boston, for a conditional use and seven variances to combine lots and erect a nineteen-story hotel in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6258

James D. Fitzgerald

42-44 Washington Street, Charlestown
near Rutherford Avenue

Three-story duplex structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: legalize occupancy - seven apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

No record of legal occupancy. Dwelling, presently fire-damaged and vacant, will be owner occupied. Recommend approval with proviso.

VOTED: In reference to petition Z-6258, James D. Fitzgerald, 42-44 Washington Street, Charlestown, for a forbidden use and three variances to legalize occupancy for seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided rehabilitation plans are submitted for design review.



Z-6258
42-44 WASHINGTON ST.
(CHSN.)

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6259
Robert M. Duzan
20 Harvard Street, Charlestown
at Harvard Place

Four-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

No record of legal occupancy. Apparently a former lodging house. Dwelling will be owner occupied. Recommend approval with proviso.

VOTED: In reference to petition Z-6259, Robert M. Duzan, 20 Harvard Street, Charlestown, for a forbidden use and three variances to legalize occupancy for four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6259
20 HAVARD ST.
(CHSN)

Board of Appeal Referrals 6/9/83

Hearing: 6/14/83

Z-6261
Wm. Filene's and Sons Co.
384-426 Washington Street, Boston
at Franklin Street

Eight-story structure

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from department store to retail department store
and retail sale of ice cream; erect sign.

Violation(s):

Take-out restaurant is conditional use.

Petitioner proposes to construct ice cream take-out window on Franklin Street
side of store adjacent to public sitting area (Filene's Park). Sign will
indicate "Steve's at Filene's". Recommend approval with provisos.

VOTED: In reference to petition Z-6261, Wm. Filene's and Sons
Co., 384-426 Washington Street, Boston, for a conditional
use for change of occupancy from department store to
retail department store and retail sale of ice cream in a
general business (B-10) district, the Boston Redevelopment
Authority recommends approval with the following provisos:
that adequate trash containers be provided and trash be
removed from park at end of each operating day; that sign
plan be submitted for design review.



Board of Appeal Referrals 6/9/83

Hearing: 6/14/83

Z-6262-6266
Trustees of Boston University
2 and 30-38 Cummington Street,
18-22 Babbitt Street,
712 Beacon Street, and
590-596 Commonwealth Avenue, Boston

District(s): apartment H-1 general business B-4 industrial
 residential local business waterfront
 single family manufacturing M-2

Purpose: change occupancy from academic offices, classrooms, and laboratories to those uses and library; erect one-story school of engineering, change occupancy to academic classrooms, lecture halls, offices, laboratories, research and study facilities; erect connecting bridge.

Violation(s):

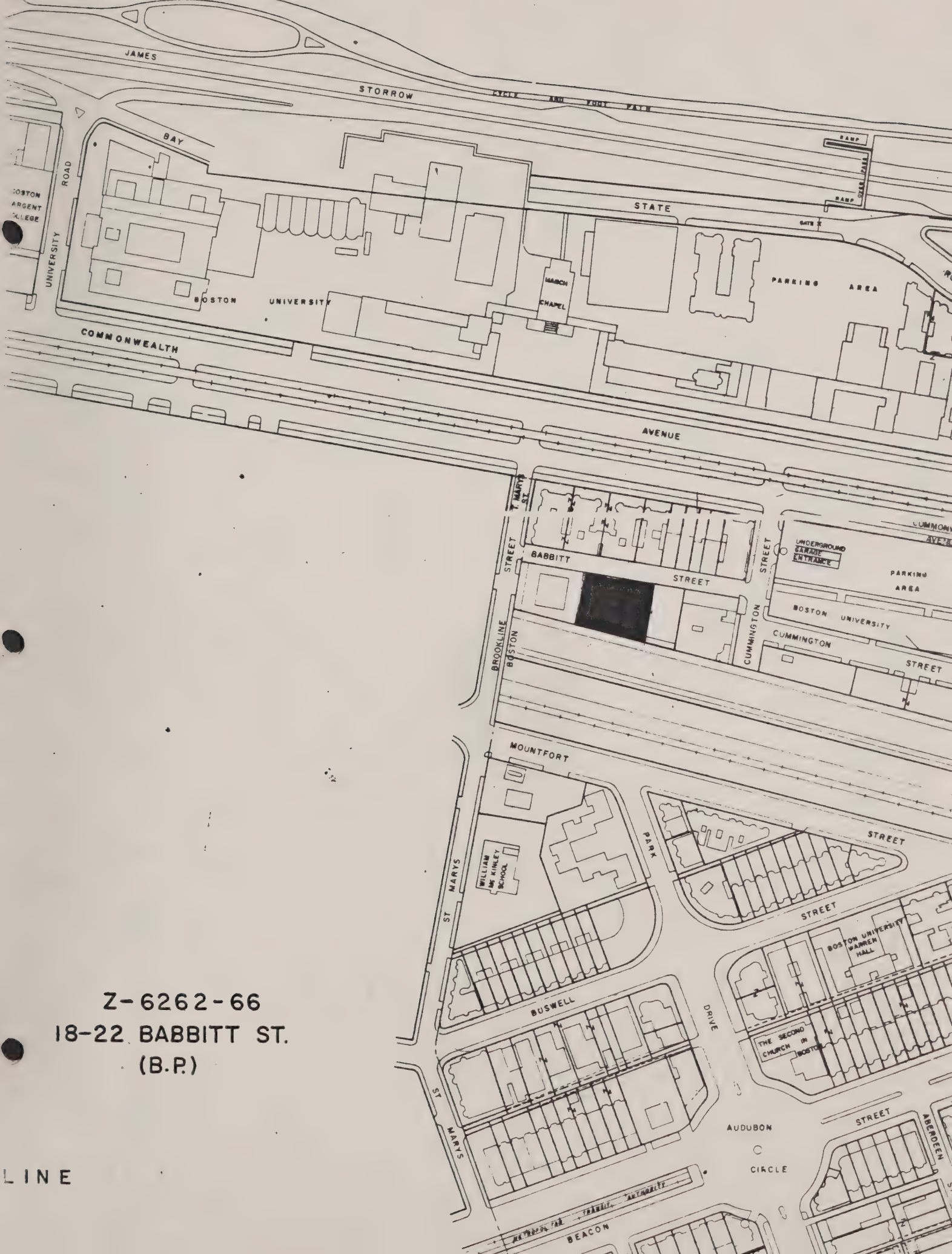
University, library, scientific research and teaching laboratory are conditional uses.

Proposals are part of the University's new Science and Engineering complex. Plans for new College of Engineering have been reviewed by staff. However, design of connecting walkway bridge between the Science building and Biology building across Blandford Street is incompatible with previously approved design for the Science center. Recommend approval with provisos.

VOTED: In reference to petitions Z-6262-6266, Trustees of Boston University, 2 and 30-38 Cummington Street, 18-22 Babbitt Street, 712 Beacon Street, and 590-596 Commonwealth Avenue, Boston, for ten conditional uses for changes of occupancy to academic uses, to erect one-story College of Engineering structure and erect connecting bridge in apartment (H-4), general business (B-4), and manufacturing (M-2) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for College of Engineering be submitted for design review; that 712 Beacon Street plans inclusive of exterior facade treatment and landscaping be submitted for design review and that the property remain on tax rolls; that revised plans for connecting bridge satisfactorily resolving material and floor level differentials between buildings be submitted for design review. Design of bridge between Science and Biology buildings across Blandford Street is incompatible with previous approved design for 590-596 Commonwealth Avenue.



2-6262-66
2-630-38 CUMMINGTON ST.
(B.P.)



Z-6262-66
18-22 BABBITT ST.
(B.P.)

LINE



590-596 COMMONWEALTH

Z-6262-66

712 BEACON ST.
(B.P.)
AVE.

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6268-6271
Mignosa Realty Trust
852-858 East Broadway, South Boston
near O Street

Two three-story duplex structures

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide two duplex structures; legalize occupancies of nos. 852, 854, and 856 as three-family dwelling, and no. 858 as existing three-family dwelling.

Violation(s):

Lot area, lot width, and lot frontage are insufficient.

Occupancies are consistent with residential—local business character of the neighborhood. Recommend approval with proviso.

VOTED: In reference to petitions Z-6268-6271, Mignosa Realty Trust, 852-858 East Broadway, South Boston, for twelve variances to subdivide two duplex structures and legalize occupancies are three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that there be recorded in the Registry of Deeds a covenant that exterior treatment of the structures be uniform.



INDEPENDENCE SQUARE

HAZARETH
GRADE SCHOOL
(G.R.A.M.)

ST. BRIGIDS
CHURCH
(R.C.)

HAZARETH
HIGH SCHOOL

ST. THE
REDEEMER

852-58 E. BROADWAY
(S.B.)

Z-6268-71

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6279

Simon Boyle, Inc.

492-498 Massachusetts Avenue and

779-781 Tremont Street, Boston

Seven-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from eleven apartments, restaurant, shoeshine parlor, and beauty parlor to eighteen apartments, market, beauty parlor, and store.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space and off-street parking are insufficient.

Building will be substantially rehabilitated. Nearby public park mitigates open space deficiency. Recommend approval with provisos.

VOTED: In reference to petition Z-6279, Simon Boyle, Inc., 492-498 Massachusetts Avenue and 779-781 Tremont Street, Boston, for a forbidden use and two variances for change of occupancy from eleven apartments, restaurant, shoeshine parlor, and beauty parlor to eighteen apartments, market, beauty parlor, and store in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner make arrangements to provide required off-street parking; that plans be submitted for design review.



MONTGOMERY PARK

E ST

CANTON

BROOKLINE

PEMBROKE

RUTLAND

SQUARE

SQUARE

GREENWICH

PARK

TREMONT

PARK

COLUMBUS

BOSTON

WORCESTER

WEST

SPRINGFIELD

MASSACHUSETTS

PLAYGROUND

RUTLAND

HAVEN

CONCORD

NEWLAND

PLACE

PARKING AREA

Z-6279 BLACKSTONE

492-98 MASSACHUSETTS

779-81 TREMONT ST.

(B.P.)

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6282
Elie Jammal
509 Cambridge Street, Allston
at Union Square

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from drive-in, take-out, eat-in restaurant to retail 24-hour store and bank; erect one-story addition.

Violation(s):

Store open 24 hours daily is conditional use.

Petitioner proposes a 24-hour convenience food store (Store 24) and 24-hour automated banking machine. Community Beautification Council and Allston Civic Association are opposed to proposal as submitted. Concerns are traffic, pedestrian safety, hours of operation, and crime. Recommend denial without prejudice.

VOTED: In reference to petition Z-6282, Ellie Jammal, 509 Cambridge Street, Allston, for a conditional use for change of occupancy from drive-in, take-out, eat-in restaurant to retail store and bank in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Community Beautification Council and Allston Civic Association have expressed these concerns: traffic, pedestrian safety, hours of operation, and crime. Petitioner should meet with civic groups to resolve the community problems.



Z-6282
509 CAMBRIDGE ST
(ALLSTON)

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6289

Joseph Vazza

384-390 LaGrange Street, West Roxbury
at Centre Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from four stores to three stores and ice cream parlor.

Violation(s):

Take-out restaurant is forbidden use.

Use will be located at the congested intersection of LaGrange and Centre Streets and opposite Billings Field, a City of Boston playground-park heavily used by children especially during the summer months. West Roxbury Civic and Improvement Association has expressed concern about traffic and safety. Recommend denial without prejudice.

VOTED: In reference to petition Z-6289, Joseph Vazza, 384-390 LaGrange Street, West Roxbury, for a forbidden use for change of occupancy from four stores to three stores and ice cream parlor in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Use will be located at the congested intersection of LaGrange and Centre Streets and opposite Billings Field, a City of Boston playground-park heavily used by children especially during the summer months. West Roxbury Civic and Improvement Association has expressed concern about traffic and safety. Petitioner should meet with civic group to address their concern.

[illegible]

Board of Appeal Referrals 6/9/83

Hearing: 6/21/83

Z-6290
George Demeter
651-653 Boylston Street, Boston
near Dartmouth Street

Four-story structure

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: expand restaurant; construct deck.

Violation(s):

Restaurant is conditional use.

Rear yard is insufficient.

Expansion includes outdoor cafes at front (20 seats) and rear (26 seats) of existing restaurant. Deck will accommodate rear facility. Recommend approval with proviso.

VOTED: In reference to petition Z-6290, George Demeter, 651-653 Boylston Street, Boston, for a conditional use and a variance to expand restaurant and construct deck in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the rear cafe close at 11 P.M.



651-653 BOYLSTON ST.
(B.P.)
2-6290
FIRST CHURCH IN BOSTON

